

Local Market Update – August 2018

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

Fenway / Kenmore Square

Single-Family Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	0	0	--	1	0	- 100.0%
Closed Sales	0	0	--	1	0	- 100.0%
Median Sales Price*	\$0	\$0	--	\$2,162,500	\$0	- 100.0%
Inventory of Homes for Sale	0	0	--	--	--	--
Months Supply of Inventory	0.0	0.0	--	--	--	--
Cumulative Days on Market Until Sale	0	0	--	12	0	- 100.0%
Percent of Original List Price Received*	0.0%	0.0%	--	95.7%	0.0%	- 100.0%
New Listings	0	0	--	1	0	- 100.0%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

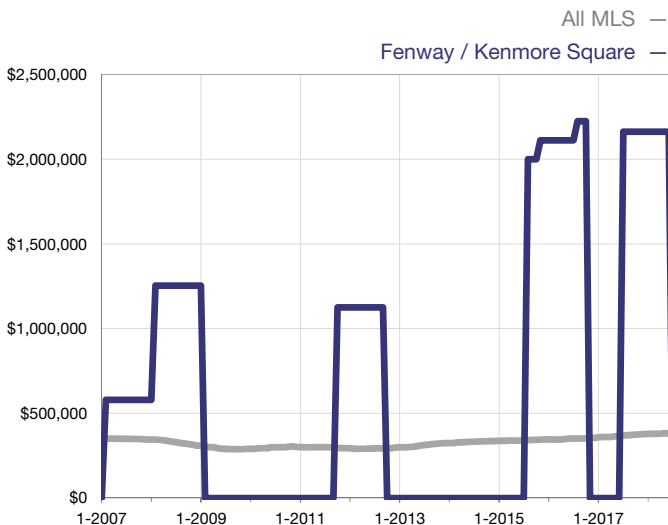
Condominium Properties

Key Metrics	August			Year to Date		
	2017	2018	+ / -	2017	2018	+ / -
Pending Sales	5	9	+ 80.0%	110	67	- 39.1%
Closed Sales	13	15	+ 15.4%	105	58	- 44.8%
Median Sales Price*	\$490,000	\$540,000	+ 10.2%	\$575,000	\$597,000	+ 3.8%
Inventory of Homes for Sale	15	19	+ 26.7%	--	--	--
Months Supply of Inventory	1.4	3.0	+ 114.3%	--	--	--
Cumulative Days on Market Until Sale	28	38	+ 35.7%	24	28	+ 16.7%
Percent of Original List Price Received*	101.2%	97.4%	- 3.8%	101.8%	100.5%	- 1.3%
New Listings	9	11	+ 22.2%	125	104	- 16.8%

* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

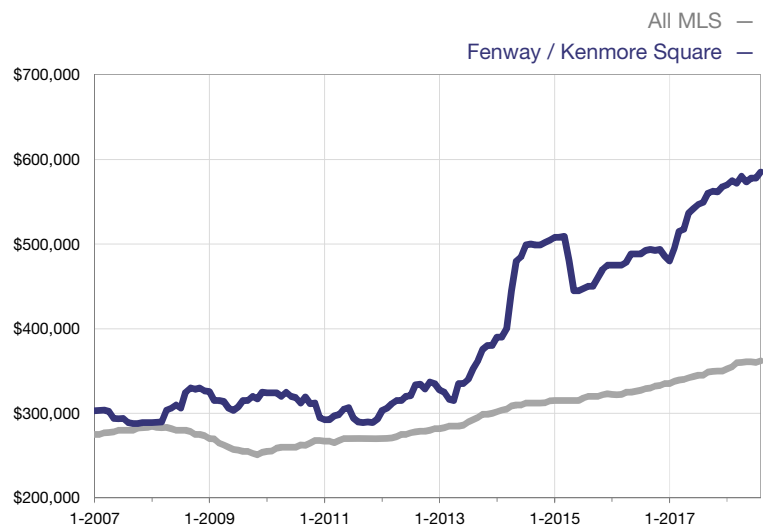
Median Sales Price – Single-Family Properties

Rolling 12-Month Calculation



Median Sales Price – Condominium Properties

Rolling 12-Month Calculation



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